

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

December 17, 2002

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, December 17, 2002 at 8:30 a.m. at the Jane Addams Center, located at 1254 South Loomis in Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Lori Healey Mamie Bone Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young
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Absent:	Hallie Amey Earnest Gates
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Also present were Terry Peterson, Chief Executive Officer, Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, almost 6,000 units have been fully rehabbed, bringing the grand total of rehabbed units to approximately 9,000. According to Mr. Peterson, in three years the CHA has completed 12 mixed-finance agreements compared to just one in the previous five years. In addition, 800 families have successfully relocated this year, bringing the total relocatees to over 2000 since the Plan For Transformation began. In the past 18 months, over 12,000 cases were opened by the service connectors and over 23,000 people have been referred to social service agencies for issues like lease compliance and family stability. Also, during this year the Authority assisted 3,000 residents to find jobs. Mr. Peterson then highlighted the financial accomplishments and upcoming redevelopment projects at ABLA, Robert Taylor and Lowden Homes. Mr. Peterson concluded his report by acknowledging the Board for their continuing guidance and leadership and announced that he is looking forward to the coming year and to making even more progress.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to

discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session.

A Motion to approve the Resolution for Item 1 discussed in Executive Session was then presented by Commissioner Young.

(Executive Session I No. 1)

RESOLUTION NO. 2002-CHA-166

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 3, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for November 2002.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for November 2002.

The Motion to adopt the Resolution for Executive Session Item 1 was seconded by Commissioner Davis and the voting was as follows:

Ayes:	Sharon Gist Gilliam Lori Healey Mamie Bone Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, December 11, 2002 at 1:00 p.m. at the 626 Corporate Office. Staff presented the Committee with an update on Quadel and the Relocation and Housing Choice Survey.

Commissioner Young then introduced an Omnibus Motion for the adoption of the resolutions for Items A1 through A3 discussed, voted and recommended for Board approval by the Tenant Services Committee:

(Item A1)

In November 2002, the CHA issued an Invitation For Bid soliciting qualified firms to provide resident relocation services for CHA residents moving into the private market or within CHA's developments. Thirty-six vendors were directly solicited of which 6 were MBE, 3 WBE and 4 DBE. Based on the evaluation of the bids the following three firms were deemed to be responsive and responsible: Reo Movers & Van Lines, Inc., Medley's Moving & Storage, Inc. and Midway Moving & Storage. The resolution for Item A1 approves award of contract to the three named firms.

RESOLUTION NO. 2002-CHA-167

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 5, 2002 entitled "Authorization to enter into three (3) contracts for Resident Relocation Services with Reo Movers and Van Lines, Inc., Medley's Moving and Storage, Inc. and Midway Moving & Storage."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with each of the three vendors, Reo Movers and Van Lines, Inc., Medley's Moving and Storage, Inc., and Midway Moving and Storage, for resident relocation services in an amount of \$400,000 each, for a cumulative amount not-to-exceed \$1,200,000.00 for a twenty-four month term with three, one year options to extend, subject to HUD and Board approval.

(Item A2)

Pursuant to the CHA's Plan for Transformation, social services previously performed by CHA were outsourced to the City of Chicago acting through its Department of Human Services (CDHS). The Authority's goal is to continue mainstreaming and integrating public housing residents into the citywide services network administered by CDHS. The resolution for Item A2 approves a new Intergovernmental Agreement with CDHS for the continuation of the services provided which include: providing a comprehensive approach to link CHA families, to services provided by public and private agencies; provide outreach to residents to ensure that CHA families are made aware of available services and programs in the citywide network; offer priority enrollment for CHA residents for certain programs, maximize coordination with other City, County and State services agencies and provide comprehensive assessments of family requirements for the most needy CHA families.

RESOLUTION NO. 2002-CHA-168

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 26, 2002 requesting "Authorization to enter into an Intergovernmental Agreement with the Chicago Department of Human Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago acting through its Department of Human Services for linking the CHA families to city-wide services, including private and public sectors, state and federally funded service providers for the term of January 1, 2003 to December 31, 2003 in an amount not-to-exceed \$7,100,000.00.

(Item A3)

The City Department of Aging (CDoA) has been serving CHA residents since 1994 in various capacities. However, as part of the CHA's Plan for Transformation, the social services programs for senior residents previously performed directly by CHA staff were outsourced to CDoA. The resolution for Item A3 approves a new Intergovernmental Agreement with CDoA which will allow the CHA to continue to economically and efficiently provide these services for senior citizens residing in 42 of the CHA's senior buildings. CDoA is uniquely qualified to perform these services for senior citizens in the City of Chicago and has received federal designation as the Area Agency on Aging. Under this new IGA, CDoA will continue to provide eligible residents with home delivered meals, chore services, congregate dining, benefits eligibility checklist, assessment, educational/cultural/and recreational activities, case management, legal assistance, respite care, transportation, nursing home pre-screening and linkage to other needed services through the State of Illinois Community care Program. Similar services for the remaining CHA senior buildings are provided by the private property managers.

RESOLUTION NO. 2002-CHA-169

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated November 26, 2002 entitled "Authorization to Enter into an Intergovernmental Agreement with the Chicago Department on Aging to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in Forty-two CHA Senior Buildings";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the City of Chicago Department on Aging to provide a coordinated supportive social service program for senior citizens residing in forty-two (42) CHA senior buildings for the period of January 1, 2003 through December 31, 2003 for an amount not to exceed \$2,438,241.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam
Lori Healey
Mamie Bone
Leticia Peralta Davis
Dr. Mildred Harris
Michael Ivers
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Michael Ivers, then presented the Operations & Facility Committee report due to the absence of Commissioner Gates. Per Commissioner Ivers, the Operations & Facility Committee held its regular meeting on Wednesday, December 11, 2002 at 1:30 p.m. at the Corporate Office, 626 W. Jackson.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B10 discussed, voted and recommended for Board approval by the Operations and Facilities Committee:

(Item B1)

In December 2000, the Board approved a two-year contract, with a one-year option period, with Warehouse Direct Office Products to supply and deliver office supplies to the Authority. The exercise of the option to extend the contract will enable the Authority to continue benefiting from the cost efficiencies and economics of the 2000 contract. The resolution for Item B1, accordingly, approves the one-year option period for the contract with Warehouse Direct.

RESOLUTION NO. 2002-CHA-170

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Memorandum dated November 21, 2002, entitled "Authorization to Extend the Contract with Warehouse Direct Office Products for Supply and Delivery of Office Supplies."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners of the Chicago Housing Authority authorizes the Chief Executive Officer or his designee to exercise the option to extend Warehouse Direct Office Products Contract No. 9590 for supply and delivery of office supplies for the term of January 1, 2003 through December 31, 2003 (the Contract's "extension term") for a sum not-to-exceed \$250,000, thereby resulting in an aggregate Contract amount equal to (i) the amount of funds paid under the Contract's original term, plus (ii) a sum not-to-exceed \$250,000 under the Contract's extension term.

(Item B2)

The resolution for Item B2 approves award of contract to Canon Business Solutions to lease 27 Canon copiers, which includes the supply, delivery, installation and maintenance, under a cooperative purchasing arrangement with the City of Chicago. The Authority-wide transition

copier to Canon will result in cost savings, increase in internal production as a result of equipment upgrades and electronic networking that will increase overall efficiency.

RESOLUTION NO. 2002-CHA-171

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2002 entitled "Authorization to enter into a contract with Canon Business Solutions – Central, Inc. for the leasing of 27 Canon copiers under a Cooperative Purchasing Arrangement with the City of Chicago and that certain Copier Equipment Agreement between the City of Chicago and Canon Business Solutions".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorize the Chief Executive Officer or his designee to enter into a contract with Canon Business Solutions - Central, Inc. to lease 27 Canon copiers (which includes the supply, delivery, installation and maintenance of same) under a cooperative purchasing arrangement with the City of Chicago and that certain Copier Equipment Agreement dated as of March 1, 2001 (Contract No. T0-60038-01-02) between the City of Chicago and Canon Business Solutions - Central, Inc., at a combined lease and maintenance cost of \$10,742.41 per month for a contract term of 36 months.

(Item B3)

In October 2002, the CHA issued a Request for Proposal (RFP) soliciting qualified firms who could furnish janitorial services to the CHA administrative properties. Of the ten proposals received, an evaluation committee selected Total Facility Maintenance, Inc. for their ability to meet the CHA's needs at a competitive price. The resolution for Item B3 awards a janitorial services contract to Total Facility Maintenance, Inc.

RESOLUTION NO. 2002-CHA-172

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 6, 2002 entitled "Authorization to enter into a Contract with Total Facility Maintenance, Inc. for Janitorial Services".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Total Facility Maintenance, Inc. pursuant to the RFP for Janitorial Services for a two year contract term, from January 1, 2003 until December 31, 2004, at a firm fixed price of \$1,315,264.58, with a one year option to extend for \$664,983.44, subject to Board and HUD approval.

(Item B4)

In October 2002, the CHA issued a Request for Proposal (RFP) soliciting qualified firms who could provide security services to seven CHA administrative properties. Of the eight proposals received, an evaluation committee selected Digby's Detective & Security Agency due to their ability to meet the CHA's needs at a competitive price. The resolution for Item B4 awards a contract to Digby's Detective Agency for security services at seven CHA administrative properties.

RESOLUTION NO. 2002-CHA-173

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2002 entitled "Authorization to enter into a Contract with Digby's Detective & Security Agency for Security Services".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Digby's Detective & Security Agency for Security Services for a firm fixed price of \$2,300,341.60 for a two-year contract term with one option year, subject to HUD approval.

(Item B5)

As part of the Authority's Plan for Transformation for Family Housing Rehabilitation, the CHA solicited bids for renovation of Lowden Homes. The scope of work provides for general renovation of 123 units, 2 CHA offices and other site improvements, including but not limited to, construction of new parking lots, new roofing systems, masonry work for building envelopes, rehabilitated kitchens and bathrooms, new floor tile, telephone and cable service, upgraded mechanical, electrical and plumbing systems and the incorporation of ADA compliant features in apartment units. An IFB was advertised in area newspapers and the Authority directly solicited 43 firms including 13 M/WBE firms. A review of the nine bids received and opened, indicated the lowest responsive and responsible bidder as UBM, Inc. UBM's bid is within the CHA estimated cost and a review of the current Dunn and Bradstreet report found UBM to be financially and technically capable of performing the requested scope of services. The resolution for Item B5, therefore, approves award of contract to UBM.

RESOLUTION NO. 2002-CHA-174

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 11, 2002 entitled "Authorization to execute contract with UBM Inc., for renovation of Lowden Homes, IL2-13, 200 W. 95th Street, Specification No. 01156";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with UBM INC. for a firm fixed price of \$10,257,000 for the general renovation of Lowden Homes, IL2-13, 200 W. 95th Street. The time for completion of work under the contract will be five hundred and eighty (580) calendar days from the date of the Notice to Proceed.

(Item B6)

The resolution for Item B6 approves and authorizes the assignment of Donation Tax Credits to the Woodlawn Community Development Corporation, the general partner of South Park Plaza, LP and execution of a Grant Agreement with the City of Chicago for demolition and infrastructure work at Prairie Courts Development. South Park Plaza will provide 134 affordable rental opportunities to the near south community of which 25% of the units will be reserved for public housing eligible families. During the project's predevelopment stages, changes and escalating costs created a financial gap in the budget. To bridge this gap and to close the deal, additional funding sources were sought by South Park Plaza LP which included Donation Tax Credits and City service contributions. The City services contributions include the demolition of the remaining ten Prairie Courts buildings and provision of infrastructure work, within the project site.

RESOLUTION NO. 2002-CHA-175

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 3, 2002 entitled "Request for Approval and Authorization for Assignment of Donation Tax Credits to the Woodlawn Community Development Corporation and Execution of a Grant Agreement with the City of Chicago for City Service Contributions for Demolition and Infrastructure Work at Prairie Courts Development and concurs with the recommendations contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves and authorize the assignment of Donation Tax Credits to the Woodlawn Community Development Corporation and execution of a Grant Agreement with the City of Chicago for City service contributions for demolition and infrastructure work at the Prairie Courts Development site. The Board of Commissioners also hereby authorizes the Chief Executive Officer or his designee to revise and execute all documents necessary

for final closing of the South Park Plaza transaction.

(Item B7)

CHA, via the East Lake Management and Development Corporation, is implementing a redevelopment plan for the Rockwell Gardens in accordance with its 2001 HOPE VI Revitalization Program. Under the plan, East Lake is targeting to create 780 housing units (of which 260 units will be designated as replacement public housing units) on-site as well as in the neighborhood surrounding Rockwell. CHA must submit an application to HUD requesting approval for the disposition of Rockwell Gardens in order to proceed in its revitalization efforts. This will allow CHA to convey the land to East Lake under a 99-year land lease. Accordingly, the resolution for Item B7 approves submission of an application to HUD for the disposition of the Rockwell Gardens Development.

RESOLUTION NO. 2002-CHA-176

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2002, entitled "Request for Authorization to Submit an Application to the U.S. Department of Housing and Urban Development for the Disposition of the Rockwell Gardens Development" and concurs with the recommendations contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to submit an application to the U.S. Department of Housing and Urban Development for the disposition of the Rockwell Gardens development. Upon HUD's approval of the disposition, CHA intends to enter into a 99-year land lease with the East Lake Management and Development Corporation.

(Item B8)

The resolution for Item B8 approves a Development Agreement with Brinshore-Michaels for the development of the Robert Taylor Homes Development Site. The Brinshore-Michaels Development Team was selected as the result of a Request For Qualification issued by the CHA and the Habitat Company. The Development Agreement calls for the development of a mixed-income community of approximately 2,388 mixed income rental and affordable homeownership units on-site and off-site. Because of the sheer magnitude of the proposed plan, the redevelopment of Taylor has been planned with three implementation phases. Phase A, the subject of the 2001 Hope VI Grant, includes the development of 894 units of which approximately 297 will be public housing. CHA will make a financial commitment in the amount of \$33,250,000 for this phase of the on-site redevelopment. Phase B, for which CHA intends to submit a future HOPE VI application, includes the development of approximately 900 units of which approximately 300 units will be public housing. The off-site portion of Phase B previously received a 1996 HOPE VI implementation grant to develop 251 public housing units. Of the 251 units to be built under Phase B, 56 units have been completed to date. Phase C, which will be funded with the remaining 1996 HOPE VI off-site grant in the amount of \$16,343,043 and a combination of other public and private funds, completes the off-site component of the master plan. In total, approximately 848 public housing units will be developed either on or off-site.

RESOLUTION NO. 2002-CHA-177

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 18, 2002 entitled "Authorization to enter into a Development Agreement with Brinshore-Michaels (BMT-I, LLC) for the development of the Robert Taylor Homes development site and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Development Agreement in an amount not to exceed \$49,593,043 with Brinshore-Michaels (BMT-I, LLC) for the mixed finance development of the Robert Taylor Homes development site, subject to the approval of HUD. A financial commitment in the amount of \$33,250,000 is allocated to the Phase A on-site development and \$16,343,043 is allocated to the Phase B and C off-site development.

(Item B9)

In September 2001, the Board approved an Intergovernmental Agreement with the Public Building Commission of Chicago (PBC) for a new Community Center at Fosco Park in ABLA which included transferring \$364,500 in HOPE VI Demolition funds for demolition of two non-dwelling structures. The new Community Center is being built on an expanded Fosco Park site, which will be owned by the Chicago Park District. The land transfer agreement to assemble that parcel was approved by the Board on November 21, 2000. The land transfer agreement included a provision that CHA would be responsible for the environmental remediation costs of the land being contributed to the Park District for the construction of the new center. In October 2002, the CHA learned from the Chicago Department of Environment, that the CHA's share of the soil remediation cost could reach up to \$1.3 million, with the Park District share reaching up to \$800,000. The requisite environmental remediation work will be completed by the general contractor selected by the PBC, in accordance with the PBC's competitive bidding processes and will utilize CHA standards for MBE/WBE and Section 3. Accordingly, the resolution for Item B9 approves amendment to the Intergovernmental Agreement for Fosco Park Community Center with the Public Building Commission of Chicago.

RESOLUTION NO. 2002-CHA-178

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 26, 2002 requesting authorization to execute an Amendment to an Intergovernmental Agreement with the Public Building Commission of Chicago for a new Community Center at Fosco Park in ABLA and concurs with the recommendations therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves and authorizes the Chief Executive Officer or his designee to execute an amendment to the Intergovernmental Agreement with the Public Building Commission of Chicago with a new Community Center at Fosco Park in ABLA which includes transferring up to \$1.3 million in CHA Section 8 Demolition Voucher Funding to the Public Building Commission of Chicago for environmental remediation costs associated with the construction of the new center.

(Item B10)

In June 2002, the Habitat Company, as Receiver, issued a Request For Proposals for a Master Developer for the Mixed-Income Redevelopment of the ABLA Homes in conjunction with the CHA and based on the development guidelines of the ABLA Working Group. The Master Developer will be responsible for developing at least 2,441 housing units which must include at least 755 public housing units and 720 affordable housing units. Following an extensive marketing and outreach effort, two proposals were received in August, 2002. Each of the proposals met the minimum submission requirements outlined in the RFP and were evaluated in depth by CHA staff as well as the member organizations of the ABLA Working Group. In December 2002, the ABLA Working Group agreed that it was unable to reach a consensus recommendation after nearly three months of evaluation and deliberation. CHA staff recommends proceeding with the LR Development proposal for the following reasons: LR is an experienced Chicago-based firm with demonstrated capacity to develop large multi-phase projects; the diverse team has proven results in similar projects; the development plans include a mix of traditional building types that are consistent with the street grid, a development schedule that begins on vacant CHA-owned land to expedite construction and a straightforward financial plan. The financial plan submitted does not project any financing gaps in Phase I, includes significant developer equity contribution, requests minimal public subsidies, and provides rental units at relatively modest cost. In addition, the social service plan includes an experienced social service provider, a total of 450 temporary and permanent jobs for ABLA residents and a \$4 million endowment for resident services funded from the developer's fee. The resolution for Item B10, accordingly, approves staff to enter into negotiations for a Master Developer Agreement, with LR Development, for the Mixed-income redevelopment of ABLA.

RESOLUTION NO. 2002-CHA-179

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 6, 2002 requesting authorization to enter into negotiations for a Master Developer Agreement with LR Development for the Mixed-Income Redevelopment of the ABLA Homes and concurs with the recommendations therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves and authorizes the Chief Executive Officer or his designee to enter into negotiations for a Master Developer Agreement with LR Development for the Mixed-Income Redevelopment of the ABLA Homes.

The Omnibus Motion to adopt resolutions for Items B1 through B10 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Lori Healey Mamie Bone Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Davis, Chairperson of the Finance and Audit Committee, then presented the following report. Per Commissioner Davis, the Finance & Audit Committee meeting was held on Wednesday, December 11, 2002 at approximately 2:30 p.m. at the Corporate office, 626 W. Jackson. Todd Gomez, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report as of November 30, 2002.

Commissioner Davis then introduced an Omnibus Motion for the approval and adoption of Resolutions for Items C1 through C5 discussed, voted and recommended for approval by the Finance and Audit Committee:

(Item C1)

In December 2000, the Board approved Kutak Rock to serve as Issuer's Counsel and Altheimer & Gray, Chapman & Cutler, Golden, Goodloe & Associates and Piper, Marbury Rudnick & Wolfe which may serve as Bond Counsel. Over the past two years Kutak Rock has assisted in the negotiation and preparation of transaction documents relating to various tax-exempt financings; clarified various legal matters relating to the Authority's ability to issue bonds; and provided legal counsel relating to the Authority's Capital Revenue and Multi-Family Housing Bond Programs. Bond Counsel was selected from the above mentioned list to provide advisory services for the bonds issued under the financing programs. These services included: providing advice regarding transactions terms and financing structure; drafting and reviewing documents and providing written opinions with respect to the authorization and issuance of securities. The resolution for Item C1 approves a one-year contract extension with Kutak Rock to serve as Issuer's Counsel and a one-year extension with the four firms which may serve as Bond Counsel.

RESOLUTION NO. 2002-CHA-180

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 15, 2002 entitled "Contract Extension for Issuer's Counsel and Firms Which May Serve as Bond Counsel"

THEREFORE, BE IT RESOLEVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves a one-year contract extension with Kutak Rock to serve as Issuer's Counsel and a one-year extension of the panel of four firms which may serve as Bond Counsel; subject to HUD approval:

Vendor	Contract Type	Minority Participation
Kutak Rock	Issuer's Counsel	25%
Altheimer & Gray	Bond Counsel	20%
Chapman & Cutler	Bond Counsel	20%
Golden, Goodloe & Associates	Bond Counsel	100%
Piper, Marbury Rudnick & Wolfe	Bond Counsel	25%

(Item C2)

The General Assembly of the State of Illinois enacted legislation that permits current and future employees of the Authority, who have credits under the Municipal Employees' Annuity and Benefit Fund of Chicago, to elect to participate in this Fund, provided that if they choose to do so, they may not, with respect to the same period of employment, participate in any other pension plan for employees of the CHA for which contributions are made by the CHA. In order to implement this legislation, it is necessary to amend the Employees Retirement Plan. The resolution for Item C2, thereby, approves Amendment No. 6 to the CHA Employees Retirement Plan.

RESOLUTION NO. 2002-CHA-181

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 25, 2002 entitled "Authorization to Amend the Chicago Housing Authority Employees' Retirement Plan and Trust"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Amendment Six of the Chicago Housing Authority Employees' Retirement Plan and Trust in the form and as of the effective dates indicated in the attached Amendment.

(Item C3)

In December 2000, the Board approved a one-year contract with the Chicago Metropolitan Housing Development Corporation (CMHDC) whereby CMHDC developed financial models to finance mixed income developments, entered into agreements with interested parties to provide housing units for the use of CHA tenants; negotiated and oversaw the acquisition of land for CHA redevelopment plans and facilitated cooperation among various public entities, developers and non-profit organization. With Board approval in December 2001, the contract was extended for an additional one-year term whereby CMHDC would continue to provide previous services in addition to managing the CHA's homeownership program. The resolution for Item C3 approves award of another one-year consulting contract to CMHDC for planning, financial, development and management services.

RESOLUTION NO. 2002-CHA-182

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2002, requesting approval of a sole source Consulting Services Contract between the Chicago Metropolitan Housing Development Corporation ("CMHDC") and the Chicago Housing Authority ("CHA") in an amount not-to-exceed \$350,000, effective January 1, 2003 and approval of CMHDC's calendar year 2003 budget, and concurs with the recommendations contained therein;

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorized the Chief Executive Officer or his designee to enter into a sole source Consulting Services Contract, effective January 1, 2003 with CMHDC for planning, financial, development and management services in an amount not-to-exceed \$3500,000, subject to HUD approval. The Board of Commissioners further approves CMHDC's calendar year 2003 budget.

(Item C4)

Since December 1998, the Board has approved and authorized CMHDC's full time employees' participation in the CHA's benefit plan. CMHDC has been responsible during these years for making payments to the CHA for the employee benefit plan made available to its full-time employees. The resolution for Item C4, approves extension of CMHDC's full time employee's participation in CHA's employee benefit plans for FY2003, provided that CMHDC makes the requisite payments.

RESOLUTION NO. 2002-CHA-183

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2002, entitled "Request for Approval of Extension of Employee Benefits for Chicago Metropolitan Housing Development Corporation ("CMHDC")" and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chicago Metropolitan Housing Development Corporation's fulltime employees continued participation in the CHA's benefit plans made available to the CHA's employees for 2003, provided that CMHDC makes all requisite payments to the CHA on a timely basis.

(Item C5)

The resolution for Item C5 approves execution of Amendment No. 124 to the Annual Contributions Contract (ACC), C-1014 for Project Nos. IL06P002211, 14 and 15. The purpose of Amendment No. 124 is to provide additional funds in the amount of \$1,491,834 to Project No. IL06P002211 under the CHA ACC by transferring such funds from Project No. IL06P802190 under the ACC C-1150 between Habitat and HUD. This amendment also reflects 8 addition units for Project No. IL06P002211, 27 units for the HOPE VI Hearts United II Project and 13 units for Orchard Park HOPE VI Project.

RESOLUTION 2002-CHA-184

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2002 entitled "Recommendation to Execute Amendment No. 124 to the Chicago Housing Authority's Annual Contributions Contract, C-1014 for Project Nos. IL06P002211, 14, and 15".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into Amendment No. 124 with HUD, modifying the terms of the Annual Contributions Contract, C-1014 and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute Amendment No. 124 of the Annual Contributions Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment No. 124 shall be substantially in the attached form.

The Omnibus Motion to adopt resolutions for Items C1 through C5 was seconded by Commissioner Harris and the voting was as follows:

Leticia Peralta Davis
Dr. Mildred Harris
Michael Ivers
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B Lee Gill, Custodian and
Keeper of Records